

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
SW/S Deer Park Road at its *
intersection w/Deer Cross Court * ZONING COMMISSIONER
(5928 Deer Park Road) *
2nd Election District * OF BALTIMORE COUNTY
2nd Councilmanic District *
Mark N. Cleaver, et ux *
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Administrative Variance for that property known as 5928 Deer Park Road, located in the vicinity of Oakland Road in Reisterstown. The Petition was filed by the owners of the property, Mark N. and Deborah A. Cleaver. The Petitioners seek relief from Section 1A03.7.H.a of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 4 feet in lieu of the minimum required 25 feet for a proposed 19'6" x 16'0" addition. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affida-

ORDER RECEIVED FOR FILING

Date

By

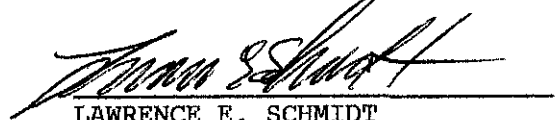
MICROFILMED

vits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 29th day of May, 1996 that the Petition for Administrative Variance seeking relief from Section 1A03.7.H.a of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 4 feet in lieu of the minimum required 25 feet for a proposed 19'6" x 16'0" addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 5/29/96
By [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

May 29, 1996

Mr. & Mrs. Mark N. Cleaver
5928 Deer Park Road
Reisterstown, Maryland 21136

RE: PETITION FOR ADMINISTRATIVE VARIANCE
SW/S Deer Park Road at its intersection w/Deer Cross Court
(5928 Deer Park Road)
2nd Election District - 2nd Councilmanic District
Mark N. Cleaver, et ux - Petitioners
Case No. 96-403-A

Dear Mr. & Mrs. Cleaver:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel

File

MICROFILMED





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 5928 DEER PARK RD.
REISTERSTOWN MD. 21136

which is presently zoned R.C. 4.

96-403-A

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A03.7.H.a.; BC22, TO PERMIT
A 4' SIDEYARD SETBACK IN LIEU OF THE REQUIRED 25' FOR AN
ADDITION.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

THE ADDITION TO BE USED AS A DINING ROOM /
FAMILY ROOM WILL HAVE TO BE BUILT IN THE REAR TO
BE OFF THE KITCHEN. THE SECOND FLOOR ALSO WILL
BE A BEDROOM EXTENSION AND WILL HAVE TO COME OFF
OF THAT ROOM.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address Phone No

City State Zipcode

Legal Owner(s):

MARK NOWELL CLEAVER
(Type or Print Name)

Signature

DEBORAH ANN CLEAVER
(Type or Print Name)

Signature

5928 DEER PARK RD.
Address Phone No

REISTERSTOWN MD. 21136
City State Zipcode

Name, Address and phone number of representative to be contacted.

MARK N. CLEAVER
Name

5928 DEER PARK RD.
Address Phone No

WORK 833-6388

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: ALM DATE: 4-19-96

ESTIMATED POSTING DATE: 4-28-96

Printed with Soybean Ink
on Recycled Paper

ITEM #: 409

MICROFILMED

ORDER RECEIVED FOR FILING

Date

By

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 5928 DEER PARK RD.
address
REISTERSTOWN MD. 21136
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

OUR EXPANDING FAMILY NEEDS THE NEW
SPACE AS OUR HOUSE IS TOO SMALL FOR
ALL OF US.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Mark Nowell Cleaver
(signature)
MARK NOWELL CLEAVER
(type or print name)



Deborah Ann Cleaver
(signature)
DEBORAH ANN CLEAVER
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18th day of April, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

MARK & DEBORAH CLEAVER

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

4/18/96
date

Philip Schuler
NOTARY PUBLIC

My Commission Expires: Sept 1, 1998

ED. 2

C.D. 2

5928 DEER PARK RD. 96-403-A
 BEGINNING AT A POINT ON THE
 SOUTHWEST SIDE OF DEER PARK RD WHICH
 IS 40' WIDE AT THE DISTANCE OF 900'
 WEST OF THE CENTERLINE OF THE NEAREST
 IMPROVED INTERSECTING STREET OAKLAND RD
 WHICH IS 25' WIDE.

44,205 ~~7~~

~~S 68° E 105' 0" , S 20° W~~
~~404' 6" , W 68° W 105' 0"~~
~~W 20° E 420' 0"~~

409

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-40374

District 2nd Date of Posting 4/19/96

Posted for: Ann L. Jones

Petitioner: Mart & Deborah Cleary

Location of property: 6975 Dorset Rd.

Location of Sign: Along the driveway on property being zoned

Remarks:

Posted by: [Signature]

Signature

Date of return: 4/24/96

Number of Signs: 1

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PROPERTY CERTIFICATE
 PURPOSE OF LEO
 LOCATED AS SHOWN

REG NO 730

W. T. S
 Surveyors

VEY

SCALE	DATE	APP NO
		JOB NO
		5-15-96

BALTIMORE COUNTY, MARYLAND 409 Nr 613016
OFFICE OF .ANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 4-19-96 ACCOUNT R001-6150
AMOUNT \$ 85.00

RECEIVED
FROM: MARK CLEAVER 5928 DEER
MARK RD.

FOR: ADMIN VAP. (CIC) 50.00
POSITION (CPO) 35.00

01610W0269M(CURC
PC 1012406PM04-19-96

MICROFILMED
VALIDATION OR SIGNATURE OF CASHIER
96-403

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

JKM



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 409 Petitioner: MARK CLEAVER

Location: 5928 DEER PARK RD. REISTERSTOWN, Md. 21136

PLEASE FORWARD ADVERTISING BILL TO:

NAME: SAME

ADDRESS: _____

PHONE NUMBER: 833-6897

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Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 24, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-403-A (Item 409)
5923 Deer Park Road
SW/S Deer Park Road at intersection Deer Cross Court
2nd Election District - 2nd Councilmanic
Legal Owner(s): Mark Nowell Cleaver and Deborah Ann Cleaver

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before April 28, 1996. The closing date (May 13, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Mark and Deborah Cleaver

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Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 867-4880

DATE: 04/30/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP 1109

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF APRIL 29, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property, has been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshaling Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 400, 401, 402, 403, 404, 405, 406, 407, 408 and (409).

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS 1102F

cc: File

MICROFILMED



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 5-15-96

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: 4-27-96

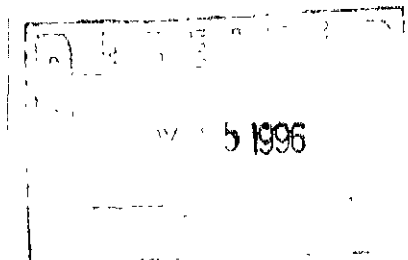
The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

399, 400, 406, (409)

RBS:sp

BRUCE2/DEPRM/TXTSBP



MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: May 1, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 399, 400, 406, 407, 408 and 409. (5)

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kern

PK/JL:lw

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: May 6, 1996

FROM: *RWB* Robert W. Bowling, Chief
Development Plans Review Division
Department of Permits & Development
Management

SUBJECT: Zoning Advisory Committee Meeting
for May 6, 1996
Item No. 409

The Development Plans Review Division has reviewed the subject zoning item. There is an existing County 10-foot drainage and utility easement running along the Northwest property line from Deer Park Road to the back of the property. A 21-inch diameter storm drain pipe runs down the center line of this easement. See Drawing Number 86-1064 (File 4) for details.

County policy prohibits the construction of any permanent structure within a designated utility easement.

RWB:HJO:jrb

cc: File

ZONE9E

MICROFILMED

Post-it Fax Note 7671		Date	5/29/96	# of pages	1
To	Betty	From	Heck Ober		
Co/Dept	Planning Commission	Co/Dept	Planning Commission		
Phone #		Phone #	887-3751		
Fax #	887-3468	Fax #	887-2931		

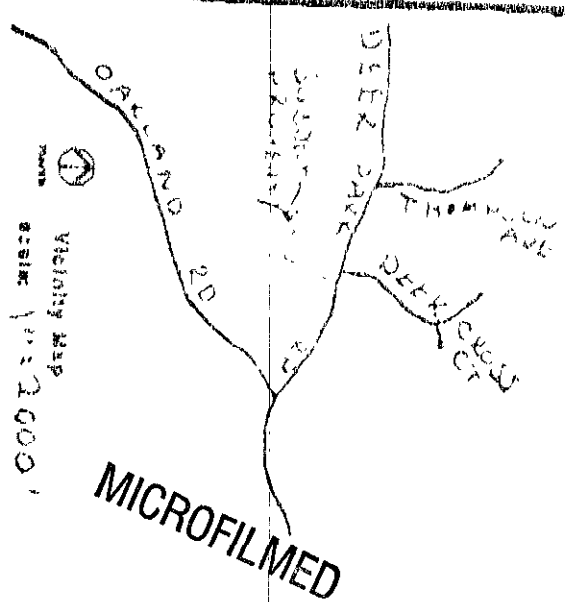
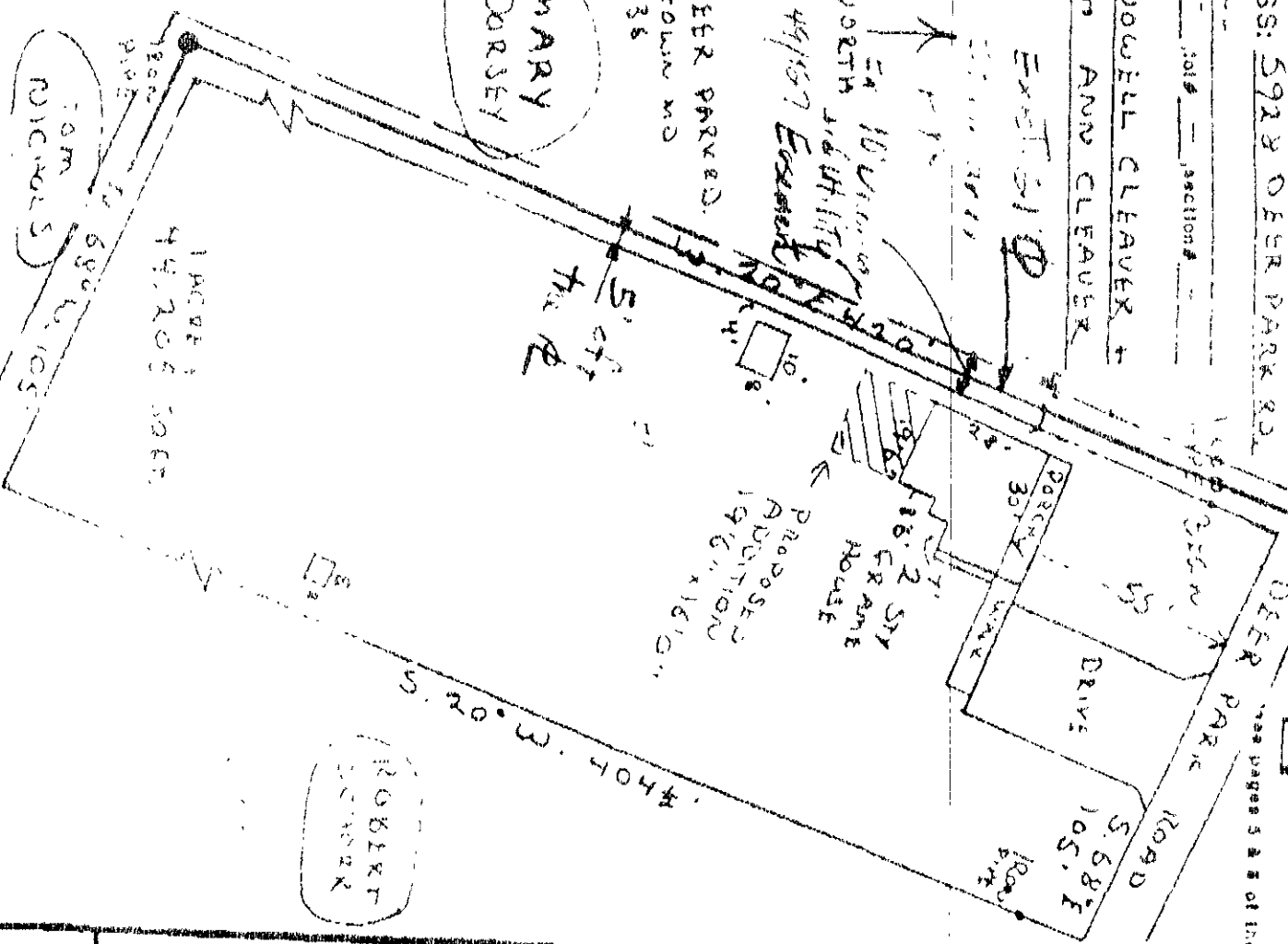
Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 5928 DEER PARK RD

Subdivision name: N/A
 Plat book: N/A
 Section: N/A

OWNER: MARK NOVELL CLEAVER + DEBORAH ANN CLEAVER

North
 date: 4-14-96



LOCATION INFORMATION

Countryside District 2
 Election District 2
 1"=200' scale map: N/A
 Zoning: R.C.4
 Lot size: 44,205
 acreage: 1.01

SEWER: ☐
 WATER: ☒
 CHESAPEAKE Bay Of use, Area: ☐
 With zoning hearing: ☒

Zoning Office USE ONLY!
 reviewed by: ITEM #: CASE#:

OWN: 1091

PETITION PROBLEMS

#400 --- MJK

1. No undersized lot information.

#401 --- MJK

1. No undersized lot information.

#402 --- MJK

1. No undersized lot information.

#403 --- MJK

1. Need name of the "Heirs of Herman I. Altenburg & Augusta Altenburg".
2. Need authorization for personal representative for legal owner.
3. Need telephone number for legal owner.

#406 --- MJK

1. Notary section is incomplete/incorrect.

#407 --- JJS

1. Notary section is incomplete/incorrect.

#409 --- JCM

1. No section number or wording on petition form.
2. No telephone number for legal owner.

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4/29/96

96-40A

AV-573/6

May 18, 1996
I do not mind the addition the Cleaver family
is putting on the back of their house.

John R. Schorr

5916 Deer Park Rd.
Riesterstown, Md. 21136

MICROFILM

MICROFILM

Case # 66-403-A

To Whom it may concern,

I fully approve of the proposed addition on the Cleavers house. I will be able to see it from my house, and look forward to it.

Yours truly,
Louis Gabriele
Louis Gabriele
6001 Deer Park Rd.
Reist. Md-21136

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 5928 DEER PARK RD.

Subdivision name: NONE

plat book# —, folio# —, lot# —, section# —

OWNER: MARK NOWELL CLEAVER +

DEBORAH ANN CLEAVER

96-403-A

NORTH

5928 DEER PARK RD.
REGISTERED TOWN MD.
21136

MARY DORSEY

ROBERT SCHORK

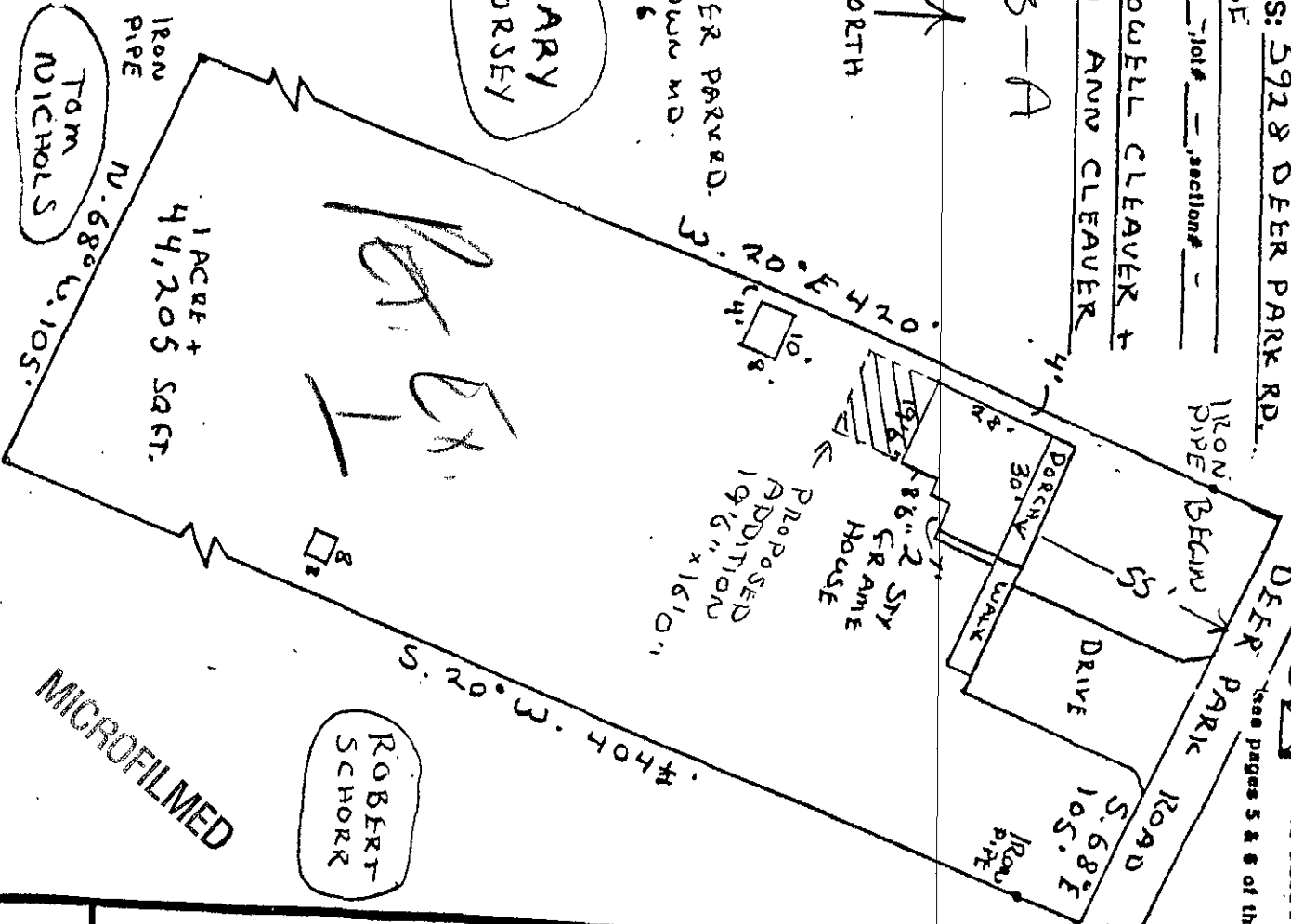


North

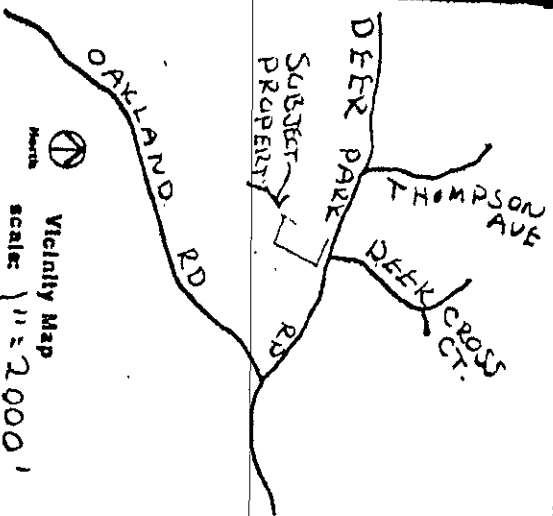
date: 9-14-96

prepared by: MVC

Scale of Drawing: 1"=40'



See pages 5 & 6 of the CHECKLIST for additional required information.



LOCATION INFORMATION

Councilmanic District: 2

Election District: 2

1"-200' scale map#: NW 12-C

Zoning: R.C. 4

Lot size: 1 ACRE + 44,205
acreage square feet

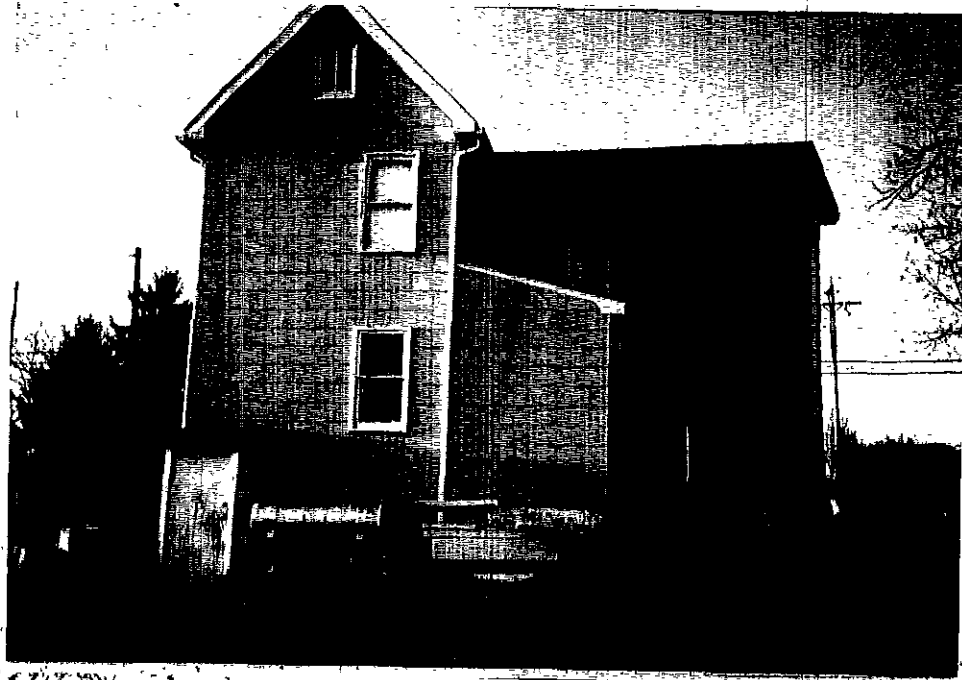
Public Private
SEWER: ☐ ☒
WATER: ☐ ☒
Chesapeake Bay Critical Area: ☐ ☒
Prior Zoning Hearings: 93-133A

Zoning Office USE ONLY

reviewed by: ITEM #: CASE#:

Jan 14 1997

96-403-A



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96-403-A



MICROFILMED

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
SW/S Deer Park Road at its * ZONING COMMISSIONER
intersection w/Deer Cross Court (5928 Deer Park Road)
2nd Election District * OF BALTIMORE COUNTY
2nd Councilmanic District * Case No. 96-403-A
Mark N. Cleaver, et ux
Petitioners *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Administrative Variance for that property known as 5928 Deer Park Road, located in the vicinity of Oakland Road in Reisterstown. The Petition was filed by the owners of the property, Mark N. and Deborah A. Cleaver. The Petitioners seek relief from Section 1A03.7.H.a of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 4 feet in lieu of the minimum required 25 feet for a proposed 19'6" x 16'0" addition. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits

submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 29th day of May, 1996 that the Petition for Administrative Variance seeking relief from Section 1A03.7.H.a of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 4 feet in lieu of the minimum required 25 feet for a proposed 19'6" x 16'0" addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

May 29, 1996

(410) 887-4386

Mr. & Mrs. Mark N. Cleaver
5928 Deer Park Road
Reisterstown, Maryland 21136

RE: PETITION FOR ADMINISTRATIVE VARIANCE
SW/S Deer Park Road at its intersection w/Deer Cross Court
(5928 Deer Park Road)
2nd Election District - 2nd Councilmanic District
Mark N. Cleaver, et ux - Petitioners
Case No. 96-403-A

Dear Mr. & Mrs. Cleaver:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel

file

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 5928 DEER PARK RD.
REISTERSTOWN MD 21136

96-403-A which is presently zoned R.C.4.
This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A03.7.H.a; 803.2, to permit a 4' side yard setback in lieu of the required 25' for an addition.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)
THE ADDITION TO BE USED AS A DINING ROOM / FAMILY ROOM WILL HAVE TO BE BUILT IN THE REAR TO BE OFF THE KITCHEN - THE SECOND FLOOR ALSO WILL BE A BEDROOM EXTENSION AND WILL HAVE TO COME OFF PROPERTY IS TO BE POSTED AND ADVERTISED AS PRESCRIBED BY ZONING REGULATIONS. OF THAT ROOM.
I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Who do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Legal Owner(s):
Name: MARK NOWELL CLEAVER
Signature: [Signature]
Address: 5928 DEER PARK RD.
City: REISTERSTOWN MD 21136
Phone No: (410) 833-6897
Name: DEBORAH ANN CLEAVER
Signature: [Signature]
Address: 5928 DEER PARK RD.
City: REISTERSTOWN MD 21136
Phone No: (410) 833-6897
Name: MARK N. CLEAVER
Signature: [Signature]
Address: 5928 DEER PARK RD.
City: REISTERSTOWN MD 21136
Phone No: (410) 833-6897

UNDER RECEIVED FOR FILING

Date: 5/29/96 By: [Signature]

REVIEWED BY: [Signature] DATE: 4-19-96
ESTIMATED POSTING DATE: 4-28-96
Printed with Soybean Ink on Recycled Paper
ITEM # 409

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do(es) presently reside at 5928 DEER PARK RD.
REISTERSTOWN MD 21136
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (Indicate hardship or practical difficulty)

OUR EXPANDING FAMILY NEEDS THE NEW SPACE AS OUR HOUSE IS TOO SMALL FOR ALL OF US.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

STATE OF MARYLAND, COUNTY OF BALTIMORE, to-wit:
I HEREBY CERTIFY, this 19th day of May, 1996, before me a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared
MARK & DEBORAH CLEAVER

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

Notary Public
My Commission Expires: Sept 3, 1998

ED.2 C.D.2
5928 DEER PARK RD. 96-403-A
BEGINNING AT A POINT ON THE
SOUTHWEST SIDE OF DEER PARK RD WHICH
IS 40' WIDE AT THE DISTANCE OF 900'
WEST OF THE CENTERLINE OF THE NEAREST
IMPROVED INTERSECTING STREET OAKLAND RD
WHICH IS 25' WIDE.
44,205 ft

S 68° E 105' 0" S 20° W
404' 6" W 68° W 105' 0"
W 20° E 420' 0"

409

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 274 Date of Posting: 4/18/96
Posted for: Mark & Deborah Cleaver
Petitioner: Mark & Deborah Cleaver
Location of property: 5928 Deer Park Rd.
Location of Sign: Property is located on a small lot.
Remarks:
Posted by: [Signature] Date of return: 4/19/96
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: 4-19-96 ACCOUNT: R001-6150
AMOUNT: \$ 85.00
PAID TO: MARK CLEAVER
FROM: Admin. Var. (010) POSTING (080)
BALANCE: \$ 85.00
VALIDATION OR SIGNATURE OF CARRIER
96-403 JCM

Baltimore County
County Office Building
Department of Permits and
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:
Item No.: 409 Petitioner: MARK CLEAVER
Location: 5928 DEER PARK RD. REISTERSTOWN, MD 21136
PLEASE FORWARD ADVERTISING BILL TO:
NAME: SAME
ADDRESS: SAME
PHONE NUMBER: 833-6897



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 24, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-403-A (Item 409)
5923 Deer Park Road
26 1/2 Deer Park Road at intersection Deer Cross Court
2nd Election District - 2nd Councilmanic
Legal Owner(s): Mark Nowell Cleaver and Deborah Ann Cleaver

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-1391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before April 28, 1996. The closing date (May 13, 1996) is the deadline for a neighbor to file a formal request. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Arnold Jablon
Director

cc: Mark and Deborah Cleaver

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 04/30/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF APRIL 29, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 400, 401, 402, 403, 404, 405, 406, 407, 408 and 409.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM
FROM: R. Bruce Seeley
Permits and Development Review
DEPRM
SUBJECT: Zoning Advisory Committee
Meeting Date: 4-29-96

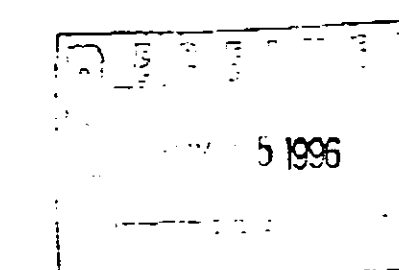
DATE: 5-15-96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 399, 400, 406, 409

RBS:sp

BRUCE/DEPRM/TXTSBB



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: May 1, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 399, 400, 406, 407, 408 and 409.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: *Jeffrey W. Long*
Division Chief: *Gary L. Kern*

PK/JL:lw

ZAC399/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management
FROM: Robert W. Bowling, Chief
Development Plans Review Division
Department of Permits & Development
Management
SUBJECT: Zoning Advisory Committee Meeting
for May 6, 1996
Item No. 409

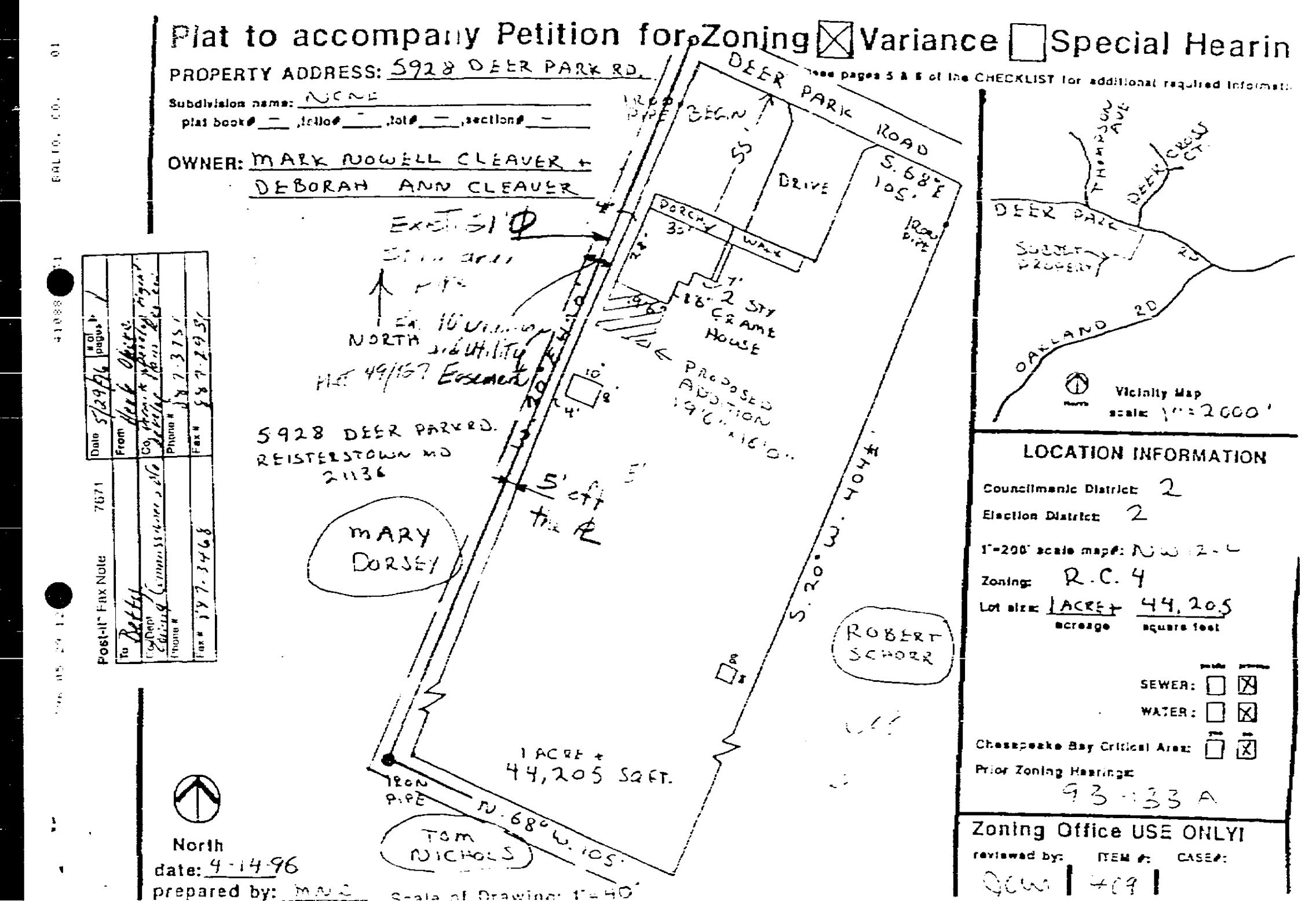
The Development Plans Review Division has reviewed the subject zoning item. There is an existing County 10-foot drainage and utility easement running along the Northwest property line from Deer Park Road to the back of the property. A 21-inch diameter storm drain pipe runs down the center line of this easement. See Drawing Number 86-1064 (File 4) for details.

County policy prohibits the construction of any permanent structure within a designated utility easement.

RWB:HJO:jrb

cc: File

ZONE96



PETITION PROBLEMS

#400 --- MJK

1. No undersized lot information.

#401 --- MJK

1. No undersized lot information.

#402 --- MJK

1. No undersized lot information.

#403 --- MJK

1. Need name of the "Heirs of Herman I. Altenburg & Augusta Altenburg".
2. Need authorization for personal representative for legal owner.
3. Need telephone number for legal owner.

#406 --- MJK

1. Notary section is incomplete/incorrect.

#407 --- JJS

1. Notary section is incomplete/incorrect.

#409 --- JCM

1. No section number or wording on petition form.
2. No telephone number for legal owner.

4/29/96

May 18, 1996

5916 Deer Park Rd.
Reisterstown, Md. 21136

To Whom it may concern,

Yours truly,
Louis Gabriele
6001 Deer Park Rd.
Reist. 140-21136

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 5928 DEER PARK RD.

Subdivision name: NONE

Plot book # _____, folio _____, lot # _____, section _____

OWNER: MARY NOWELL CLEAVER +
DEBORAH ANN CLEAVER

96-403-A

↑
NORTH

5928 DEER PARK RD.
REISTERSTOWN MD
21136

(MARRY DORSEY)

1 ACRE +
44,205 S.F.T.

TOM NICHOLS

IRON PIPE BEGIN

DEER PARK ROAD

DRIVE

S. 68° E. 105'

DORMER 30' x 12'

2 STY 18 GRANE HOUSE

PROPOSED ADDITION 19'6" x 16'0"

W. 70° E. 420'

W. 70° E. 420'

S. 20° W. 404'

ROBERT SCHOKK

IRON PIPE

DEER OAK

DEER CREEK

SUBDIVISION

OAKLAND RD

Vicinity Map
scale: "1" = "2000"

LOCATION INFORMATION

Councilmatic District: 2

Election District: 2

1"-200" scale map: N 12 E

Zoning: R.C. 4

Lot size: 1 ACRE + 44,205
square feet

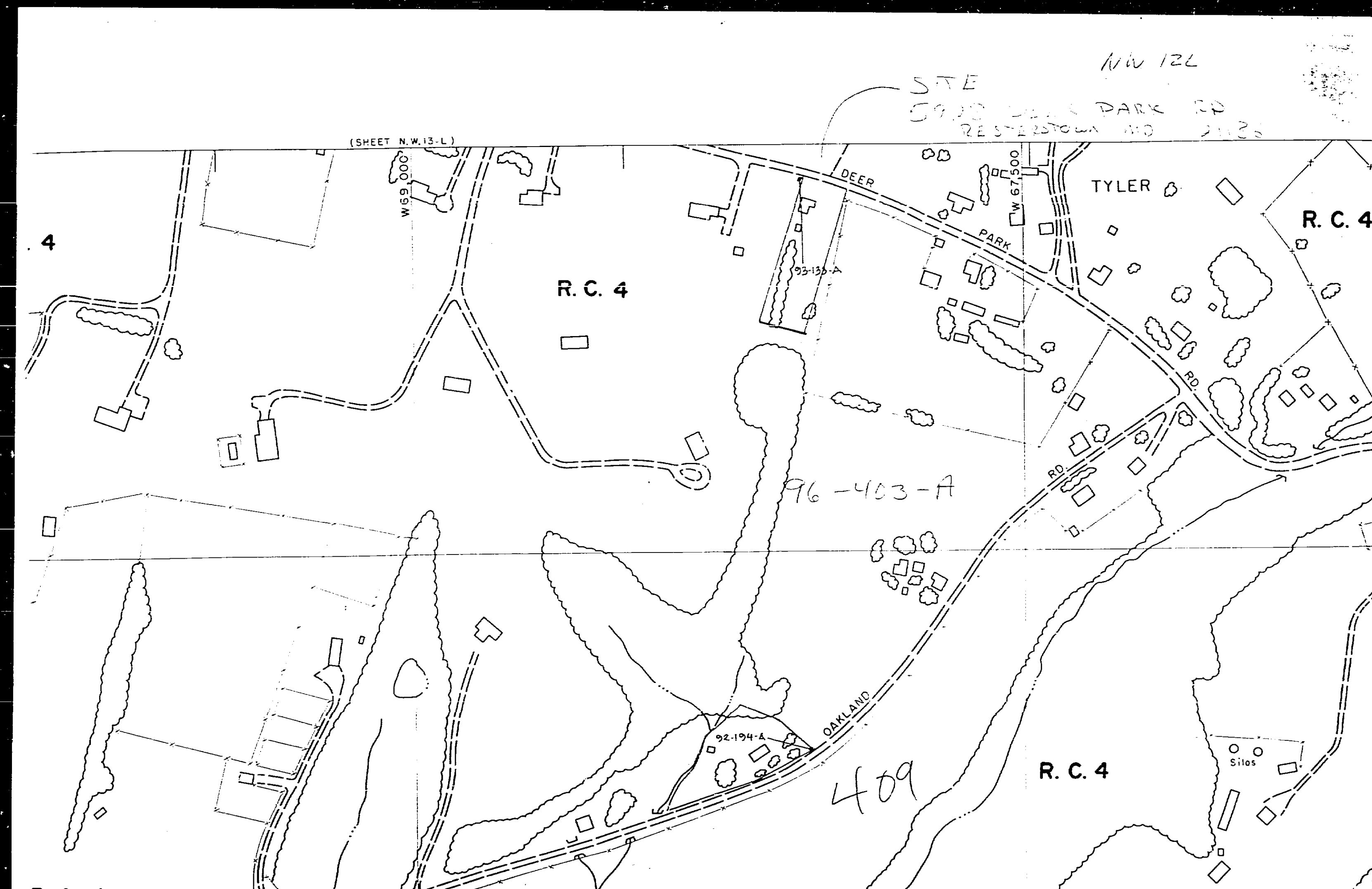
SEWER: ☐ private ☒
WATER: ☐ public ☒

Chesapeake Bay Critical Area: ☐ Yes ☒ No

Prior Zoning Hearings: 93-133A

Zoning Office USE ONLY
reviewed by: _____ ITEM #: _____ CASE#: _____

SCM 14091





BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE
1" = 200' ±

LOCATION

SHEET

DATE
OF
PHOTOGRAPHY
JANUARY
1986

TYLER

409

N.W.
12-L

96-403-A